

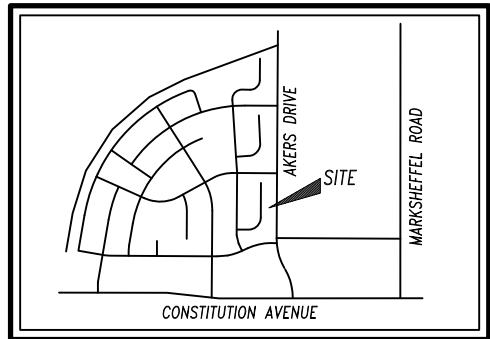
SUPERINTENDENT NOTES

1. MANAGER SIGNATURE _____
2. CURB DAMAGE _____
3. DIG START DATE _____
4. DIG FINISH DATE _____
5. SUPER/OPERATOR MEETING DATE _____
6. OPEN HOLE CALL DATE _____
7. FOUNDATION BRACED & WINDOW WELL INSTALLATION DATE _____
8. SUPER INSPECTION OF BACKFILL DATE _____
9. GRADE OF BACKFILL _____

ALL AREAS COVERED BY ROOF ARE ALWAYS INCLUDED IN LOT COVERAGE.

LOT COVERAGE MAXIMUM FOR 2 STORY HOMES IS 40%.

SFD21718
 PLAT 14560
 PUD CAD-0



APPROVED
 Plan Review
 04/12/2021 7:54:28 AM
 dsdrangel
 EPC Planning & Community
 Development Department

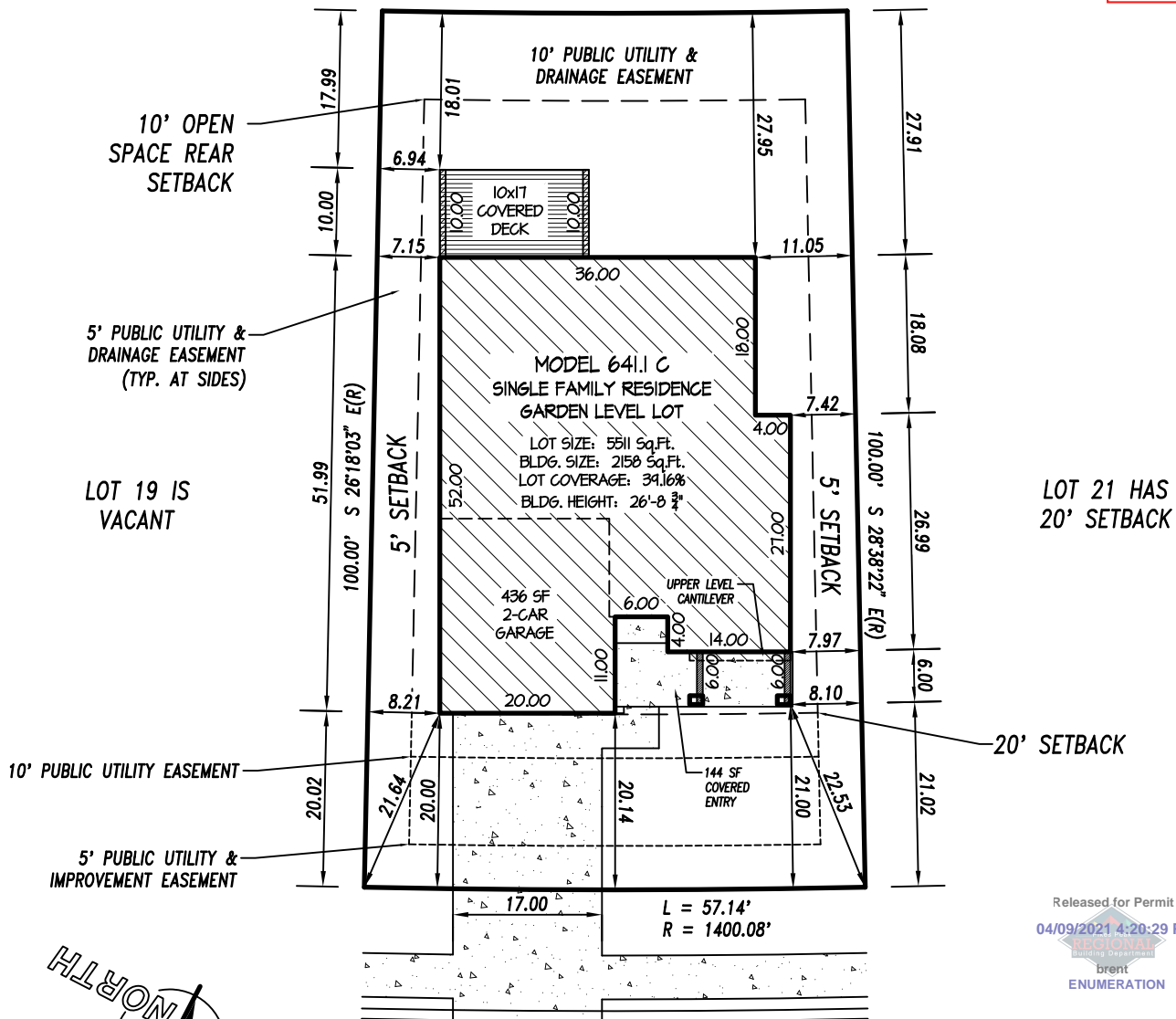
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT ORVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION
 Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
 An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.
 Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

APPROVED
 BESQCP
 04/12/2021 7:54:41 AM
 dsdrangel
 EPC Planning & Community
 Development Department

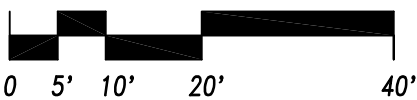
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

TRACT A

L = 53.06'
 R = 1300.08'



SCALE 1"=20'



Released for Permit
 04/09/2021 4:20:29 PM
 REGIONAL
 Planning Department
 brent
 ENUMERATION

ELECTRONIC DRIVE
 (60' R.O.W.)

TAX ID # 5332403030

LEGAL DESCRIPTION

ADDRESS: 7324 ELECTRONIC DRIVE
 DESCRIPTION: FILING 6 - LOT 20
 HANNAH RIDGE AT FEATHERGRASS
 COLORADO SPRINGS, COLORADO
 EL PASO COUNTY

CLASSIC
 HOMES

2130 Flying Horse Club Dr. Colorado Springs, Colorado 80921 (719) 542-4333

PLOT PLAN

Drawn by: RC / MA

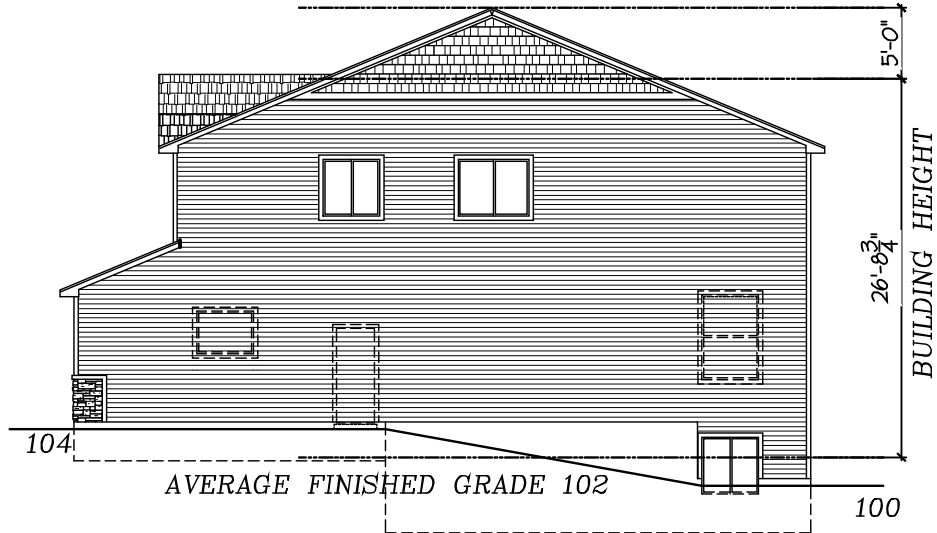
PUD

APR 06, 2021

APPROVED
Plan Review

04/12/2021 7:51:16 AM
dsdrangel

EPC Planning & Community
Development Department



HEIGHT CALCULATIONS

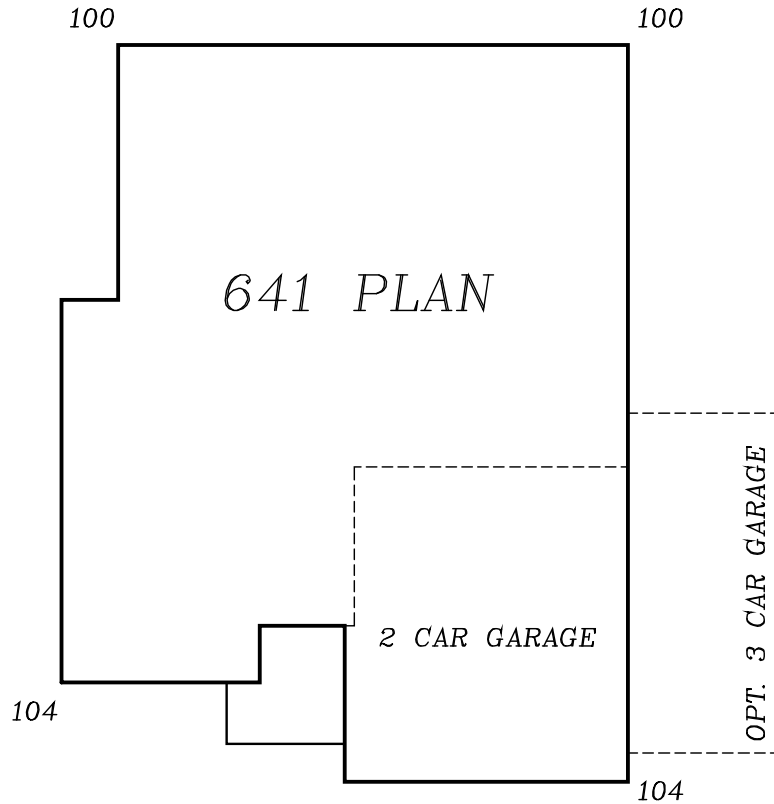
2 CORNERS @ 100 = 200

2 CORNERS @ 104 = 208

TOTAL: 408

$408 \div 4 = 102$

(AVERAGE FINISHED GRADE)



HEIGHT CALCULATIONS
GARDEN LEVEL
BUILDING SITE

CLASSIC
HOMES

6385 CORPORATE DRIVE
Colorado Springs, CO 80919
(719) 592-9333

MODEL 641.1

DRAWN BY: ED

EL PASO COUNTY

ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2021

To use your credits to offset the Road Impact fee applied as part of the Site Plan Review process: ① Complete this form and send to RoadFee@elpasoco.com for an approval signature by a County Representative. ② The signed form will be returned to you via email. ③ Include this form with the Site Plan document package submitted for review. ④ The credits will be applied after the Site Plan Review approval and when you pay associated fees for building permits. **A separate form is required for each lot. *Credits are deducted when this form is signed *You cannot use credits without this signed form and a valid parcel and schedule number.*

**Site Plan document packages may be submitted either by using Regional's on-line Building Department Assistant program or by taking a paper copy of your Site Review document package to the Planning and Community Development front desk.*

04/02/2021

Date Submitted

Owner of Credits

Authorized Representative (if applicable)

Elite Properties of America

Company

Classic Homes

Company

Doug Stimple

Name

Michelle Armbrust

Name

(719) 592-9333

Phone number

(719) 785-3216

Phone number

dstimple@classichomes.com

Email address

marmbrust@classichomes.com

Email address

2138 Flying Horse Club Drive

Address

2138 Flying Horse Club Drive

Address

Colorado Springs, CO 80921

City State Zip

Colorado Springs, CO 80921

City State Zip

04/02/2021

Signature Date


Credit Holder Signature

Property Information

Address: 7329 Electronic Drive

Parcel # 5332403030


Legal Description: Lot 20 Blk _____ Hannah Ridge at Feathergrass - Filing 6

Type of land use: Single family dwelling Other _____

Fee/Unit category In a PID: Yes No Mill Levy: 5 mills 10 mills

Credit amount to be used: \$ 584.00 Credit Balance: \$ 568,857.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP409</u>	Date Received <u>4/12/2021</u>
Date Approved <u>4/5/2021</u>	Received by  <u>dsdrange</u> 04/12/2021 9:34 AM
Approved by <u>VC</u>	SFD <u>SFD21718</u>
Credit balance before use \$ <u>\$569,441.00</u>	Other _____
Credit use amount per lot \$ <u>584.00</u>	
Credit balance after use \$ <u>\$568,857.00</u>	plus \$637.00



EL PASO COUNTY

Receipt for Fees Paid

Planning and Community Development Department
 2880 International Circle, Suite 110, Colorado Springs, Colorado 80910
 Office (719) 520-6300

Date 4/8/21

Receipt No. 523300

Processed by PR

Customer: CLASSIC HOMES
 2138 FLYING HORSE CLUB DR
 COLORADO SPRINGS, CO 80921

Check No. 2460

Payment Method

Item	Description	Prefix	Type	Rate	Qty	Amount
H30	Road Impact Fee - Constitution Heights Metro District			637.00	1	637.00
2	PROJECT NAME: 7329 ELECTRONIC DR					0.00
1	CUSTOMER NAME: CLASSIC HOMES					0.00

Total \$637.00

SITE



2017 PPRBC

Address: 7329 ELECTRONIC DR, COLORADO SPRINGS

Parcel: 5332403030

Plan Track #: 143886 

Received: 09-Apr-2021 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	436	
Lower Level 2	1411	
Main Level	1407	
Upper Level 1	1728	
	4982	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>BRENT</p> <p>4/9/2021 4:20:54 PM</p>	<p>(N/A) RBD GIS</p>


Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/12/2021 7:55:01 AM



EPC Planning & Community
Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.